

096.0

0003

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,006,100 / 1,006,100

USE VALUE: 1,006,100 / 1,006,100

ASSESSED: 1,006,100 / 1,006,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		UPLAND RD WEST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SANZO STEPHEN ROBERT	
Owner 2: STEWART SKYE HEATHER	
Owner 3:	

Street 1: 2 UPLAND RD WEST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: VALDES EDUARDO A &amp; NYREE G -

Owner 2: -

Street 1: 2 UPLAND RD W

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2357 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5937		Sq. Ft.	Site		0	70.	1.01	4									418,678						418,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5937.000		587,400				418,700		1,006,100						62871	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					01/23/19	

**USER DEFINED**

Prior Id # 1:	62871
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	06:18:41
LAST REV	
Date	Time
09/26/19	09:11:44
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

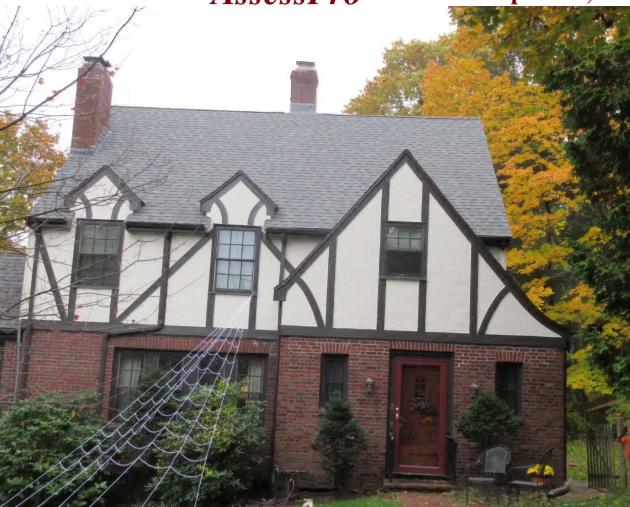
TAX DISTRICT							PAT ACCT.												
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALDES EDUARDO		40376-304		8/8/2003		620,000		No											
BENCH MARY C		22561-563		10/30/1992		271,500		No		Y									

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/30/2017	1110	Re-Roof	8,000	C					1/23/2019	Meas/Inspect	DGM	D Mann
3/19/2004	177	Redo Kit	20,000						11/16/2018	MEAS&NOTICE	CC	Chris C
									2/26/2009	Meas/Inspect	163	PATRIOT
									12/27/2003	MLS	HC	Helen Chinal
									10/18/1999	Meas/Inspect	256	PATRIOT
									8/14/1997		PM	Peter M

Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 97 - Tudor	2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average													
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	A Bath:	Rating:													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	3/4 Bath:	Rating:													
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:													
Grade: B - Good				1/2 Bath: 1	Rating: Average													
Year Blt: 1933		Eff Yr Blt:		A HBth:	Rating:													
Alt LUC:		Alt %:		OthrFix:	Rating:													
Jurisdct:		Fact: .		<b>OTHER FEATURES</b>														
Const Mod:				Kits: 1	Rating: Very Good													
Lump Sum Adj:				A Kits:	Rating:													
<b>INTERIOR INFORMATION</b>				Frl: 2	Rating: Good													
Avg Ht/FL: STD				WSFlue:	Rating:													
Prim Int Wal 2 - Plaster				<b>CONDOS INFORMATION</b>														
Sec Int Wall: %				Location:														
Partition: T - Typical				Total Units:														
Prim Floors: 3 - Hardwood				Floor:														
Sec Floors: %				% Own:														
Bsmnt Flr: 12 - Concrete				Name:														
Subfloor:				<b>DEPRECIATION</b>														
Bsmnt Gar: 1				Phys Cond: GV - Good-VG	10. %													
Electric: 3 - Typical				Functional:	%													
Insulation: 2 - Typical				Economic:	%													
Int vs Ext: S				Special:	%													
Heat Fuel: 2 - Gas				Override:	%													
Heat Type: 1 - Forced H/Air				Total: 10.8 %														
# Heat Sys: 1	% Heated: 100	% AC:	% Sprinkled:	<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>						
Solar HW: NO				Basic \$ / SQ: 135.00	Size Adj.: 1.20448470	Const Adj.: 1.00739920	Adj \$ / SQ: 163.809	Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>					
% Com Wal				Other Features: 94500	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val								
				LUC Factor: 1.00	Adj Total: 658474	Depreciation: 71115	Deprecated Total: 587359	Juris. Factor:		Before Depr:	217.87	Net Sketched Area: 3,303	Total: 400,593					
								Special Features: 0		Val/Su Net:	177.84	Size Ad: 1893.65	Gross Area: 3958	FinArea: 2357				
								Final Total: 587400		Val/Su SzAd:	310.19							
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 096-0-0003-0005.A				<b>IMAGE</b>					
<b>SPEC FEATURES/YARD ITEMS</b>																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value	
												<b>More: N</b>						
												<b>Total Yard Items:</b>						
												<b>Total Special Features:</b>						
												<b>Total:</b>						